

Beautiful 4-bed detached property with 3-bed guest house - close to Verteuil



INFORMATION

Town:	Poursac
Department:	Charente
Bed:	7
Bath:	4
Floor:	360 m2
Plot Size:	3517 m2



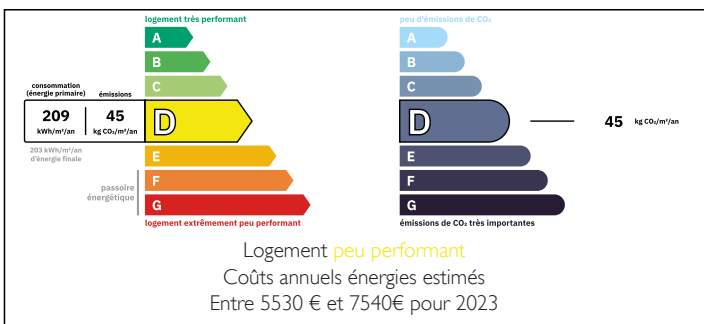
IN BRIEF

Set in a quiet edge-of-hamlet location just 5km from the popular and picturesque riverside village of Verteuil-Sur-Charente, this large property offers great opportunities for anyone looking for a large family home, packed full of French character, with the added benefit of a separate guest house or gîte that is ideal for either friends and family or for renting out.

The spacious main house offers a large kitchen-diner, 3 other reception rooms with lovely character features, a lovely veranda / sun-room overlooking the rear garden, a master suite with en-suite shower room as well as 3 other double bedrooms and two bathrooms.

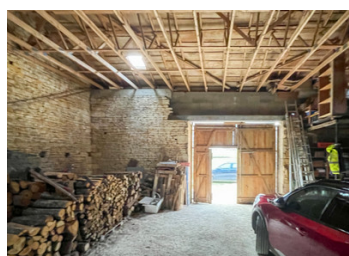
The gîte is comprised of a large kitchen/lounge/diner, a separate laundry room / summer kitchen as well as 3 double bedrooms and a bathroom.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

If you're looking for a large, characterful stone property in a great location with the added benefit of a good-sized second house that could be rented out or used for multi-generational living, then this property could be perfect for you. Located in a quiet spot just 5km from Verteuil and 12km from the market town of Ruffec, the property also enjoys a great-sized garden and outbuildings too.

Description :

Main House

Ground Floor :

Entrance Hall : 4m²

Shower Room / WC : 4m²

Kitchen : 34m² with woodburner

Dining Room : 32m²

Veranda / Sun-Room : 20m²

Lounge : 30m²

Living Room : 33m² with stone (coeur demoiselle) flooring and a pellet woodburner.

First Floor :

Landing : 14m²

Bedroom : 26m² with en-suite shower room : 6m²

Bedroom : 20m²

Bedroom : 13m²

Bedroom : 26m²

Bathroom : 11m² including bath and shower

Second house :

Ground Floor :

Entrance Hall : 5m²

Laundry Room / Back kitchen : 20m²

Kitchen / Lounge / Diner : 45m²

Bathroom : 9m² (with bath and shower)

First Floor :

Landing : 4m²

Bedroom : 18m² with washroom : 3m²

Bedroom : 15m²

LOCAL TAXES

Taxe foncière: **2850 EUR**

Taxe habitation: **EUR**

NOTES